
HENDERSON
CONNELLAN
ESTATE AGENTS

‘Family Living at Its Finest’

Offering fantastic proportions throughout, this impressive four-bedroom detached family home offers versatile accommodation, a generous rear garden, off road parking for three vehicles and a garage, making it an ideal choice for modern family living!





Tymecrosse Gardens
Market Harborough
LE16 7US















Situated within a popular residential development Tymecrosse Gardens enjoys a convenient position within walking distance of local primary and secondary schools, and the thriving town centre offers excellent amenities. Market Harborough's train station provides direct services to London St Pancras in an hour, with excellent road links to the A6, A14 and M1.

Welcoming entrance hall featuring laminate flooring, a guest WC and stairs rise to the first floor.

Beautifully appointed living room boasting laminate flooring with underfloor heating, a gas fire, a bay window to the front elevation with a bespoke fitted window seat and storage and double doors into the dining room.

Modern kitchen/breakfast room featuring ceramic tiled flooring, eye and base level units, a roll-top work surface, ceramic wall tiling, a double oven, a four-ring gas hob and a built-in dishwasher. The room also benefits from a utility area with continued units, space for a washing machine and a large fridge/freezer. There is also access to an under-stair's storage cupboard, the garden, the dining room and the ground-floor study.

Well-appointed dining room with laminate flooring with underfloor heating, ample space for a large dining table and chairs and sliding patio doors out to the garden.

Fantastic ground-floor study offering an ideal space for those working from home with timber flooring, a storage cupboard, French doors leading out to the garden and access to the garage.

Guest WC comprising laminate flooring, a pedestal wash hand basin and a low-level WC.
Stairs rise to the first-floor landing with access to a storage cupboard and a loft hatch to a partially boarded attic with shelving.

Fantastic main bedroom, featuring ample fitted wardrobes, a window overlooking the front elevation and an en-suite shower room.

The modern en-suite shower room comprises a chrome heated towel rail, attractive wall boards, laminate flooring with underfloor heating and a three-piece suite incorporating a large walk-in shower, a wash hand basin and WC built within a vanity storage unit.

Three further well-proportioned bedrooms overlook the rear garden, with bedrooms two and three being generous doubles benefiting from excellent fitted wardrobes, whilst bedroom four offers a large single or small double room.

The family bathroom comprises a chrome heated towel rail, a Velux window, ceramic wall tiling, timber-effect flooring, stylish wall boards and a white three-piece suite. The suite incorporates a panel enclosed bath with a shower screen and shower over, a WC and a wash hand basin with built-in storage beneath.

Single garage with a double opening door to the front elevation, power supply, lighting, an electric car charging point and a personnel door into the study.

The property boasts an attractive frontage with a block-paved and slate chipping driveway providing off-road parking for three vehicles. The well-maintained slate chipping border benefits from a neatly kept hedgerow and there is access to the integral garage. The delightful rear garden offers a generous size and features multiple areas to enjoy throughout the day. A paved patio area directly adjoins the property, with a hot tub (available under separate negotiation) and a pathway sweeping around the side of the house to the front of the property. The remainder of the garden boasts a well-kept lawn, a slate chipped seating area and a raised patio space providing the perfect place to capture both the morning and evening sun.







Kitchen/Breakfast Room - 5.28m x 3.15m (17'4" x 10'4")

Dining Room - 2.84m x 3.58m (9'4" x 11'9")

Living Room - 5.44m x 3.58m (17'10" x 11'9")

Office/Playroom - 3.48m x 2.54m (11'5" x 8'4")

Main Bedroom - 4.88m x 3.68m (16'0" x 12'1")

Bedroom Two - 3.4m x 2.67m (11'2" x 8'9")

Bedroom Three - 3.4m x 3.66m (11'2" x 12'0")

Bedroom Four - 2.62m x 2.08m (8'7" x 6'10")

Bathroom - 1.7m x 3.38m (5'7" x 11'1")

Ensuite - 1.5m x 3.07m (4'11" x 10'1")

*Although great care has been taken to create an accurate floorplan, it is for visual representation only and does not represent exact proportions.



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